

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
S/S of Church Lane, 750 ft. E
of Beaver Dam Road * ZONING COMMISSIONER
131 Church Lane
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Joyce R. Peak, Petitioner * CASE No. 95-489-A

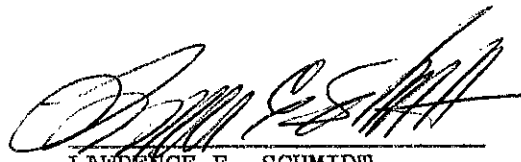
ORDER OF DISMISSAL

WHEREAS, a Petition for Variance was filed by Joyce R. Peak, Petitioner, relative to the subject property for various zoning relief. The Petition for Variance requested a determination of whether to allow a rear and side yard setback of 2 ft., in lieu of the required 30 ft., and to allow 4 employee parking spaces without direct access to driveway aisle, pursuant to Sections 238.2, 255.1 and 409.4.B of the Baltimore County Zoning Regulations (BCZR).

WHEREAS, a letter from the Petitioner was received on January 5, 1998 withdrawing the Petition for Variance for the above noted property and stating in the letter that the property has been sold.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 13th day of January 1998, that the Petition for Variance filed herein, be and the same is hereby DISMISSED without prejudice.

LES:mmm


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER OF
BALTIMORE COUNTY



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 13, 1998

Ms. Joyce R. Peak
14701 York Road
Sparks, Maryland 21152

RE: Case No. 95-489-A
Petition for Variance
Property: 101 Church Lane

Dear Ms. Peak:

Attached hereto please find an Order of Dismissal regarding the above captioned matter. This case has been dismissed without prejudice.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

att.

c: Mr. R. Alonzo Childress, P.E.
713 Pheasant Drive
Forest Hill, Md. 21050





Petition for Variance

75-489-A
to the Zoning Commissioner of Baltimore County

for the property located at 131 CHURCH LANE

which is presently zoned ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 238.2, 255.1 & 409.4B (BCZ#)

To allow a rear & side setback of 2 feet in lieu of the required 30 feet AND

To allow 4 employee parking spaces without direct access to driveway aisle.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The 30' side yard and 30' rear yard setback requirements make the property unbuildable, due to the small lot size 0.25 Ac ±.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

JOYCE R. PEAK

(Type or Print Name)

Joyce R Peak
Signature

(Type or Print Name)

Signature

14701 YORK ROAD 771-4791

Address

Phone No

SPARKS, MD.

21152

City

State

Zipcode

Name, Address and phone number of representative to be contacted

R Alonzo Childress P.E.

Name

713 Pheasant Drive

893-1140

Address

Forest Hill Md 21050

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY

R.T

DATE

6-22-95

ITEM # 478



Printed with Soybean Ink
on Recycled Paper



H. MALMUD & ASSOCIATES, INC.
100 CHURCH LANE
BALTIMORE, MARYLAND 21208
TELEPHONE (410) 653-9511

95-489-A

DESCRIPTION FOR ZONING PETITION
131 CHURCH LANE
BALTIMORE COUNTY, MARYLAND

Beginning for the same on the south side of Church Lane, 30 feet wide at a point distant 750 feet easterly from the east side of Beaver Dam Road, thence binding on Church Lane:

(1) South 75° 15' 00" East 102 feet; thence leaving said lane and running the three (3) following courses and distances.

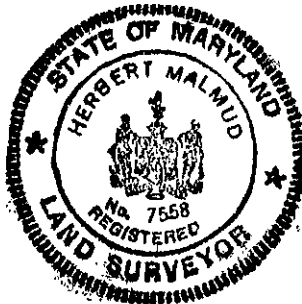
(2) South 12° 00' 00" West 102 feet;

(3) North 77° 15' 00" West 109.5 feet;

(4) North 16° 15' 00" East 106 feet to the place of beginning.

Containing 0.25 of an acre, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE



Herbert Malmud
Herbert Malmud
Registered Land Surveyor
Maryland No 7558

June 19, 1995

ITEM # 478

FILE: ChurchLa131Zon DESC 27

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-489-A

District 22 Date of Posting 7/14/95
Posted for: Veronica
Petitioner: Joyce R. Peck
Location of property: 131 Church Lane, S/S Eglar & Dem. Rd
Location of Signs: Facing 200 Luby Dr. property being zoned
Remarks: _____
Posted by M. Healy Date of return: 7/21/95
Signature
Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-489-A
(Item 478)

131 Church Lane
S/S of Church Lane, 750' E
of Beaver Dam Road
8th Election District
3rd Councilmanic
Legal Owner(s):

Joyce R. Peak

Hearing: Wednesday

August 2, 1995 at 10:00
am in Rm. 106, County Office
Building

Variance to allow a rear and
side setback of 2 feet in lieu of
the required 30 feet; and to al-
low 4 employee parking spaces
without direct access to drive-
way aisle.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
7/129 July 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

July 14, 1995

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on July 13, 1995.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

ITEM# 478

No.

R.T.
00X656

95-489-A

DATE 6-22-95

ACCOUNT 01-615

020 - VAR.	=	\$ 2.50 ⁰⁰
080 - SIGN	=	\$ 35 ⁰⁰
AMOUNT	\$	\$ 285 ⁰⁰

RECEIVED
FROM:

JOYCE PEAK

FOR:

COM. VARIANCE

03A0340130MICHRC
BA 0011:53AM06-22-95

\$285.00

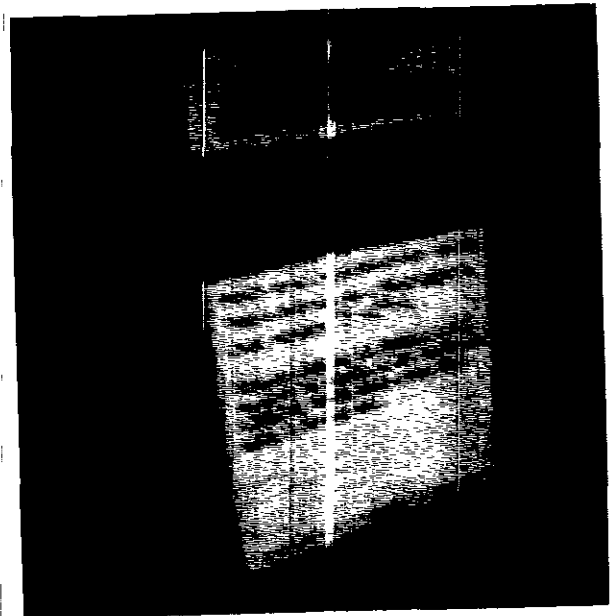
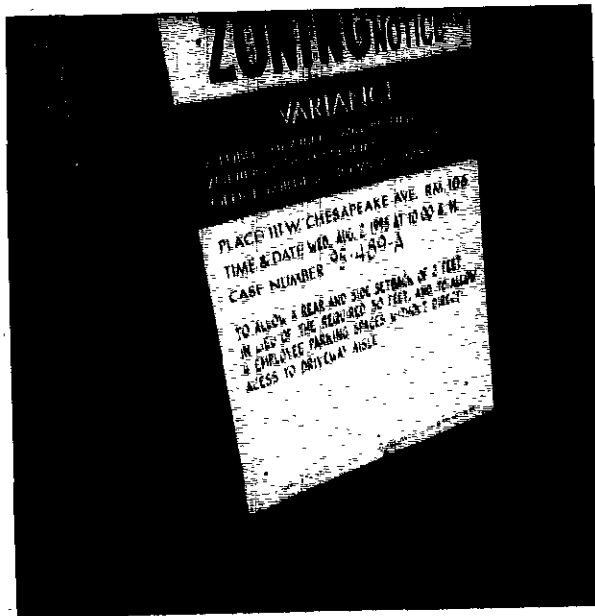
VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

95-489-A



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 478

Petitioner: JOYCE R PEAK

Location: 131 CHURCH LANE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOYCE R PEAK

ADDRESS: 14701 YORK RD

SPARKS, MD. 21152

PHONE NUMBER: 771-4791

AJ:ggs

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
July 13, 1995 Issue - Jeffersonian

Please forward billing to:

Joyce R. Peak
14701 York Road
Sparks, Maryland 21152
771-4791

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-489-A (Item 478)

131 Church Lane

S/S of Church Lane, 750' E of Beaver Dam Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Joyce R. Peak

HEARING: WEDNESDAY, AUGUST 2, 1995 at 10:00 a.m. in Room 106, County Office Building.

Variance to allow a rear and side setback of 2 feet in lieu of the required 30 feet; and to allow 4 employee parking spaces without direct access to driveway aisle.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 10, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-489-A (Item 478)

131 Church Lane

S/S of Church Lane, 750' E of Beaver Dam Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Joyce R. Peak

HEARING: WEDNESDAY, AUGUST 2, 1995 at 10:00 a.m. in Room 106, County Office Building.

Variance to allow a rear and side setback of 2 feet in lieu of the required 30 feet; and to allow 4 employee parking spaces without direct access to driveway aisle.

A handwritten signature in black ink, appearing to read "Arnold Jahlon".

Arnold Jahlon

Director

Department of Permits and Development Management

cc: Joyce R. Peak

R. Alonzo Childress, P.E.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 26, 1995

Ms. Joyce R. Peak
14701 York Road
Sparks, Maryland 21152

RE: Item No.: 478
Case No.: 95-489-A
Petitioner: J. R. Peak

Dear Ms. Peak:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 22, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: July 25, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 131 Church Lane

INFORMATION:

Item Number: 478

Petitioner: Peak Property

Property Size: _____

Zoning: ML-IM

Requested Action: Variance

Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

The attached inter-office correspondence reflects the position of this office.

Prepared by: Jeffrey W. Long

Division Chief: Cam Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

CONCEPT PLAN CONFERENCE

TO: Arnold Jablon, Director - Office of Permits & Development Management

FROM: Arnold F. (Pat) Keller, III, Director - Office of Planning and
Community Conservation

DATE: July 10, 1995

PROJECT NAME: 131 Church Lane Office Bldg.

PROJECT NUMBER: VIII-655

PROJECT PLANNER: Ervin McDaniel

GENERAL INFORMATION:

Applicant Name: Joyce R. Peak

14701 York Road

Sparks MD 21152

Location: S/S Church La, E of Beaver Dam Road

Councilmanic District: 3rd

Growth Management Area: Urban Center - Hunt Valley

Zoning: ML-IM

Acres: 0.25 ±

Surrounding Zoning and Land Use:

North:	ML-IM	Residential & Vacant
South:	ML-IM	Equipment Yard
East:	ML-IM	Residential
West:	ML-IM	Landscaping Business in Residential Bldg.

Project Proposal:

The applicant proposes a 3,110 sq. ft. medical office building on 0.25 acres ± of land zoned ML-IM. There is a dwelling on the site which will be razed. A waiver of the Hearing Officer's Hearing and the development plan will be requested due to the size, scope and nature of the proposal. Variances will be requested to allow a rear and side yard building setback of 2' in lieu of the required 30', and to permit four employees parking spaces without direct access to driveway aisle. A stormwater management variance was requested on May 25, 1995.

PROJECT NAME: 131 Church Lane Office Bldg.

PROJECT NUMBER: VIII-655

Other Anticipated Actions and Additional Review Items:

_____ Special Exception	_____ Referral to Planning Board	_____ PUD
<u> X </u> Variance	_____ Compatibility	_____ Other
<u> X </u> Waiver	_____ Scenic Route	
_____ RTA Modification	_____ Design Review Panel	

PARTIES TO BE NOTIFIED BY APPLICANT:
(Certified Mail Return Receipt Requested)

ALL ADJACENT PROPERTY OWNERS

Greater Timonium Community Council
Eric Rockel, President
P.O. Box 276 9B
Timonium MD 21093

Hunt Meadow Community Association
D Gundlach, Director
P.O. Box 842
Cockeysville MD 21030

Monterey Improvement Association
Ray Shetz, President
81 Montview Court
Cockeysville MD 21030

Stillpond Condo Association
Judy Sussman, President
20 Pinebark Court
Cockeysville MD 21030

MEETINGS:

Concept Plan Conference	<u> 07 / 10 / 95 </u>	Community Input Meeting	<u> / / </u>
Development Plan Conference	<u> / / </u>	Hearing Officer's Hearing	<u> / / </u>
Planning Board	<u> / / </u>		

COMMENTS

The receipt of additional information from the Community Input Meeting or other sources may generate further comments at the Development Plan Conference.

MASTER PLAN

The proposed use is consistent with the predominant land use recommended by the Baltimore County Master Plan 1989-2000, "Industrial" in so far as office is a permitted use in the ML zone.

COMMUNITY PLAN

The site is located within the boundaries of the Hunt Valley/Timonium Plan, adopted by the Baltimore County Planning Board on April 15, 1993. The area is identified in the Hunt Valley/Timonium Plan as an area for a site specific study, and as a redevelopment area for Employment/Retail. Older residential structures with historic character are surrounded by industrial uses, including the Genstar quarry. Many of the structures are in disrepair,

others are well-maintained. Redevelopment should reflect the historic character. The area has potential for redevelopment of a higher quality. (The site is located near a potential light rail stop). Inappropriate redevelopment which does not respect setback and parking regulations will negatively impact the future redevelopment of other parcels in the community.

HISTORIC PRESERVATION

The site contains the Owen Monaghan House which is listed as BA 1814 on the Maryland Historic Trust Inventory. According to Section 26-278 of the BCC, the structure must be preserved. A waiver to remove the structure may be granted by the Hearing Officer at the request of the Director of Planning (Sec. 26-172). The Director of Planning and Zoning does not support a waiver to demolish the building.

The Concept Plan will be presented to the Landmarks Preservation Commission at the meeting scheduled for July 13, 1995.

The Director of Planning has determined that a waiver of Plan or Hearing Officer's Hearing is not appropriate for this proposed development.

DESIGN

1. The Applicant should investigate adaptive reuse of the historic building. The parking should be located in the rear of the building.
2. The proposal is out of scale in relation to adjacent properties. The site is too small to accommodate the proposed use. The Office of Planning does not support the setback and parking variances.


Division Chief:

Erwin McDaniel

EMcD\CMcE:rdn

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: July 24, 1995
 Zoning Administration and Development Management

FROM:  Robert W. Bowling, P.E., Chief
 Development Plans Review Division

RE: Zoning Advisory Committee Meeting
 for July 17, 1995
 Item No. 478

The Development Plans Review Division has reviewed the subject zoning item. Please see our Concept Plan Comments.

Sec. IX.c.2.3 of the Landscape Manual requires a 10-foot building and parking lot setback against residential zones or uses. The submitted proposal footprint does not comply.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/13/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JULY 10, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 478, 479, 480, 481, 482,
484, 487, 488, 490, 491, 492, 493 AND 495. 12

RECEIVED

JUL 18 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 7/18/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 7/10/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

478

479

480

481

483

484

485

486

487

489

490

491

494

496

revised 467

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

Hal Kassoff
Administrator

7-7-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 478 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

RE: PETITION FOR VARIANCE
131 Church Lane, S/S Church Lane, 750' E
of Beaver Dam Road, 8th Election
District, 3rd Councilmanic

Joyce R. Peak
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-489-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of July, 1995, a copy of the foregoing Entry of Appearance was mailed to R. Alonzo Childress, P.E., 713 Pheasant Drive, Forest Hill, MD 21050, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: June 22, 1995

TO: Hearing Officer

FROM: Regulo Tanguilig
Planner I, PDM

SUBJECT: Item #478
131 Church Lane

applicants. Their attorney is available before the hearing time if required, per

RT:scj

1/6/98

8

Be advised to withdraw the
petition for variance for 131 Church Lane
Cockeysville as the property has been
sold March of 97
petition # 95-489A

Thank you
Joyce R. Peck

To: Larry
Onders?
Dismissal

